

ORPINGTON

4 MOORFIELD ROAD

BR6 0HQ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
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TO LET (MAY SELL) – MID TERRACE COMMERCIAL GROUND FLOOR UNIT

Location

Orpington is a town adjacent to the A224 and benefits from close access to the M25 Motorway. Railway connections are provided by Orpington Railway Station which offers regular services to London Bridge in a journey time of approximately 20 minutes. Moorfield Road is just off the High Street in a mixed residential and commercial area at the northern end of the town centre.

Description

Comprises the ground floor of a mid-terrace building arranged to provide office accommodation, kitchenette and store. Features include air conditioning, vinyl floor coverings and Cat II lighting.

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of 5 (Five) years at an initial rental of **£9,600 (Nine Thousand Six Hundred Pounds) per annum exclusive**. The lease is to be granted outside of the security provisions of the Landlord & Tenant Act 1954 (as amended).



Accommodation

(with approximate dimensions and floor areas)

Floor Area: 430 SQ.FT. 39.95 SQ.M

First Floor Flat

Sold on long lease (separate entrance). Not inspected.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment	Commercial Energy Performance Certificate
<p>We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £1,971.05 (2024/2025 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.</p>	
Legal Costs	
<p>Each party to bear their own legal and professional fees incurred in respect of this transaction.</p>	
VAT	
<p>We have been advised by our clients that VAT will NOT be payable upon the rental amount under current legislation.</p>	
Notes	Viewings
<p>Freehold: Our clients may consider a sale of the freehold interest on the basis of vacant ground floor office accommodation and a flat (4a Moorfield Road) which is sold upon a long lease expiring 2180 (approx. 156 years unexpired) producing a ground rent income of £40 pa, rising in December 2024 to £80 pa and then until the expiry of the term to £120 pa. Offers may be considered in excess of £150,000 (One Hundred and Fifty Thousand Pounds) exclusive.</p>	<p>Available by prior appointment via Linays Commercial Limited.</p> <div data-bbox="922 1348 1146 1503" data-label="Image"> </div> <p>Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk</p>